

30504

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Theodore J. Paddock and Ralph A. Crawford dba C&P Rentals, a partnership

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James W. Wesley and Susan J. Wesley, Husband and Wife and Bobby Joe George and Brenda Mary George, Husband and Wife, the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

PARCEL 1: The West 40 feet of Lot 2 in Block 23 and the E $\frac{1}{2}$ of Vacated Cedar Street adjoining on the West of ORIGINAL TOWN IN THE CITY OF KLAMATH FALLS, OREGON.

PARCEL 2: Lot 3 in Block 23 and the East $\frac{1}{2}$ of vacates Cedar Street adjoining on the West of ORIGINAL TOWN IN THE CITY OF KLAMATH FALLS, OREGON

MOUNTAIN TITLE COMPANY INC.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as set forth on the reverse of this deed, or those apparent upon the land, if any, as of the date of this deed.

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 52,188.18. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 10 day of November, 1983, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

C & P Rentals

BY: x

Ralph A. Crawford
Theodore J. Paddock

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath, ss.
11-10, 1983.

STATE OF OREGON, County of) ss.
19

Personally appeared and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

Personally appeared the above named Theodore J. Paddock and Ralph A. Crawford

and acknowledged the foregoing instrument to be their voluntary act and deed.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: Linda Stille

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

MTC

Mountain Title Co. Inc.

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

No change

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of) ss.

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book on page or as file/reel number.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Recording Officer Deputy

SUBJECT TO:

19449

1. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: November 24, 1980

Recorded: November 24, 1980

Volume: M80, page 22832, Microfilm Records of Klamath County, Oregon

Amount: \$17,000.00

Grantor: Theodore J. Paddock and Ralph A. Crawford, doing business as C & P Rentals, a partnership

Trustee: William L. Sisemore

Beneficiary: Certified Mortgage C., an Oregon corporation

The beneficial interest under said Trust Deed was assigned by instrument

Dated: November 24, 1980

Recorded: November 24, 1980

Volume: M80, page 22834, Microfilm Records of Klamath County, Oregon

Re-recorded: December 17, 1980

Volume: M80, page 24401, Microfilm Records of Klamath County, Oregon

To: Leonard Doerfler and Dorothy Doerfler, husband and wife, as tenants by the entirety, with the right of survivorship

2. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: December 9, 1980

Recorded: December 10, 1980

Volume: M80, page 23948, Microfilm Records of Klamath County, Oregon

Amount: \$25,000.00

Grantor: Theodore J. Paddock and Ralph A. Crawford, doing business as C & P Rentals, a partnership

Trustee: William L. Sisemore

Beneficiary: Certified Mortgage Co., an Oregon corporation

The beneficial interest under said Trust Deed was assigned by instrument,

Dated: December 10, 1980

Recorded: December 11, 1980

Volume: M80, page 24037, Microfilm Records of Klamath County, Oregon

To: The Estate of Denise Diane Barkely, Richard C. Beesley, Conservator as to an undivided 17/25 interest and the Estate of Sally Ann Barkley, Richard C. Beesley Conservator, as to an undivided 8/25 interest.

The beneficial interest under said Trust Deed was assigned by instrument,

Dated: May 22, 1971

Recorded: May 27, 1981

Volume: M81, page 9362, Microfilm Records of Klamath County, Oregon

To: Robert B. Kennedy

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 10th day of NOV. A.D. 19 83
at 3:11 o'clock P M, and duly
recorded in Vol. M83 of Deeds
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EVELYN BIEHN, County Clerk

By Ann Smith Deputy

Fee 8.00